

PLANNING DISTRICT 6 FUTURE LAND USE MAP AMENDMENT REQUESTS

Preliminary Staff Report

Request number: PD-06-1

Applicant: Councilmember Brossett

Council District: D

Request: *Change of Future Land Use Map Designation from Residential Low Density Pre-War to Neighborhood Commercial*

Location: 1637 Sere Street

FLUM Map:



Current Zoning: S-B1 Suburban Business District

Current Land Use: Dance studio

Purpose: The request by the City Councilmember is to designate the site containing a commercial business, which has a zoning classification of S-B1 Suburban Business District, with a consistent FLUM designation.

Staff Analysis: *Site Description & Land Use:* In 2014 the City Council approved a zoning change for the subject site to allow commercial uses in an S-B1 Suburban Business District (Ordinance No. 26,077). The site is currently occupied by a dance studio, which is located on an approximately 13,044 square

foot lot with frontage on Sere Street. The site is bounded by Paris Avenue and St. Denis, Bruxelles, and Sere Streets in the Gentilly neighborhood.

Surrounding Land Use Trends: The area around the subject property includes single-, two-, and multi-family residences and a few vacant lots. A church is located on the same square while several small neighborhood businesses are located on Paris Avenue approximately one block from the subject site.

Surrounding FLUM Designations: The surrounding area is mostly designated RLD-POST Residential Low Density Pre-War with an RMD-PRE Residential Medium Density Pre-War area approximately two squares to the west and an RFS-POST Residential Single-Family Pre-War designation four squares to the east of the site.

Impacts: The request would result in a designation that fits the current and historical use of the site while aligning the zoning change granted to the site in 2014 to correspond with the Future Land Use Map. Since the site has been utilized as a dance studio for many years (a dance studio operated at the site prior to 2005) and the S-B1 District has also been in effect for several years, no new impacts are anticipated by the change.

Recommendation: **Approval** of the FLUM designation change to **NC Neighborhood Commercial**.

Reasons for Recommendation

1. The subject site has a history of non-residential use.
2. The new FLUM designation will correctly reflect the site's land use.

Request number: PD-06-2

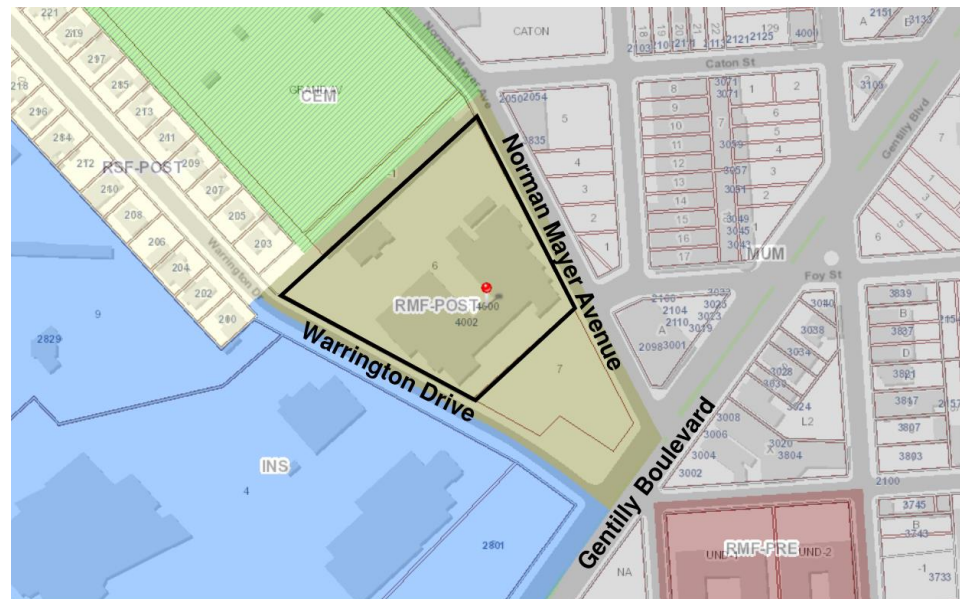
Applicant: Councilmember Brossett

Council District: D

Request: *Change of Future Land Use Map Designation from Residential Multifamily Post-War to Cemetery*

Location: 4000 Norman Mayer Avenue

FLUM Map:



Current Zoning: S-RM1 Suburban Multi-Family Residential District

Current Land Use: Cemetery and mausoleum

Purpose: The request by the City Council is to correctly designate the site, which is operating as a cemetery with a consistent FLUM designation.

Staff Analysis: *Site Description & Land Use:* The site is currently occupied by the Mount Olivet Cemetery and Mausoleum and the request includes the area occupied by mausoleum portion of the site. The subject site is an approximately 39,390 square foot parcel with frontage on Norman Mayer Avenue. In 2012, the site was granted a conditional use (Ordinance No. 24,890) to permit the construction of a new mausoleum and to add a second floor addition to an existing mausoleum. The site is operated in conjunction with the cemetery located to the northwest of the mausoleum structure. The site is bounded by Norman Mayer Avenue, Gentilly

Boulevard, Warrington Drive, and Pelopidas Street in the Gentilly neighborhood.

Surrounding Land Use Trends: The area around the subject property includes single-, two-, and multi-family residences and a variety of non-residential uses including a library, a university, surface parking areas, two small strip malls, and several neighborhood serving businesses. The existing and historic land use pattern in this portion of Gentilly is mixed-use. Dillard University was established in 1930 and the surrounding area was populated with single- and two-family residences through the 1940s. Development of single- and two-family residences along with some multi-family and commercial developments created neighborhoods into the 1960s. The erection of I-610 in the 1960s slicing through the neighborhood south of the site resulted in the demolition of many residences in the surrounding area.

Surrounding FLUM Designations: The site is located in an RMF-POST Residential Multi-Family Post War District, but the property is operated as a cemetery in an S-RM1 Suburban Multi-Family Residential District. The majority of the properties in the surrounding area are in the RSF-POST Residential Single-Family Post-War and RLD-PRE Residential Low Density Pre-War future land use designations. Dillard University located west of the subject area is within an INS Institutional future land use designation while the properties directly to the east are located within a MUM Medium Intensity Mixed-Use District. The northern portion of the site is already designated CEM Cemetery on the Future Land Use Map.

Impacts: The request would result in a designation that fits the current use of the site and aligns with the conditional use granted to the site in 2012. Given the surrounding mixed-use development pattern, the impact of the proposed FLUM change should not be that much greater than similar properties in the vicinity.

Recommendation: **Approval** of the FLUM designation change to **Cemetery**.

Reasons for Recommendation

1. The subject site is a larger property with a history of non-residential uses.
2. The new FLUM designation will correctly reflect the site's land use.

Request number: PD-06-3

Applicant: Mayor's Office

Council District: D

Request: *Change of Future Land Use Map Designation from Single Family Post War to Parkland and Open Space*

Location: 1200 Mirabeau Avenue

FLUM Map:



Current Zoning: S-RS Suburban Single-Family Residential District

Current Land Use: Vacant land

Purpose: The request by the Mayors's Office is to accommodate plans for open space projects as part of the Gentilly Resiliency District efforts.

Staff Analysis: *Site Description & Land Use:* The subject site is comprised of three lots of record and is an approximately 726,988 square foot (16.7 acres) parcel located in the Gentilly neighborhood. From the 1950s until 2005, the site was home to the Congregation of the Sisters of St. Joseph. Following the flooding caused by the failed levees in 2005 and a subsequent fire, the site's structure was demolished and the parcel has remained vacant. The site is bounded by Mirabeau Avenue, Cartier Avenue, Owens Boulevard, and St. Bernard Avenue. The site's primary frontage is on Mirabeau

Avenue. Though the site is vacant of any structures, it does contain several established trees, including live oaks. A chain link fence surrounds the perimeter site.

Surrounding Land Use Trends: The area around the subject property is developed with predominantly single-family and some two-family residences and also contains a number of vacant parcels and vacant structures interspersed throughout the neighborhood. The area approximately three blocks to the east of the site and at the intersection of Mirabeau and Paris Avenues is designated NC Neighborhood Commercial. This node contains a strip-style shopping center and a take-out restaurant. A convent is located along Mirabeau Avenue at the intersection of Perlita Street. Bayou St. John and City Park are located approximately one and a half blocks to the west of the site.

Surrounding FLUM Designations: The site is located in an RSF-POST Residential Single-Family Post War District, which is the predominant land use designation for the area. The commercial node to the east at Mirabeau and Paris Avenue is designated NC Neighborhood Commercial. A large Parkland and Open Space area encompassing City Park is to the west of the site.

Impacts: Since the site is undeveloped and is not likely to be considered for single-family development to fit the current RSF-POST Residential Single-Family Post War District, the request would result in allowing a designation that fits the current use of the site. The proposed designation to P Parkland/Open Space would allow development that would benefit the neighborhood, since the intent is to incorporate water retaining and management infrastructure to prevent neighborhood flooding.

Recommendation: **Approval** of the FLUM designation change to **Parkland/Open Space**.

Reasons for Recommendation:

1. The subject site has a history of being used as one development site and is tied to a 99-year lease that is to support water retention and infrastructure improvements.
2. The change will allow the site to be zoned to a zoning category that will allow infrastructure improvements to address water management and neighborhood flooding.

Request number: PD-06-4

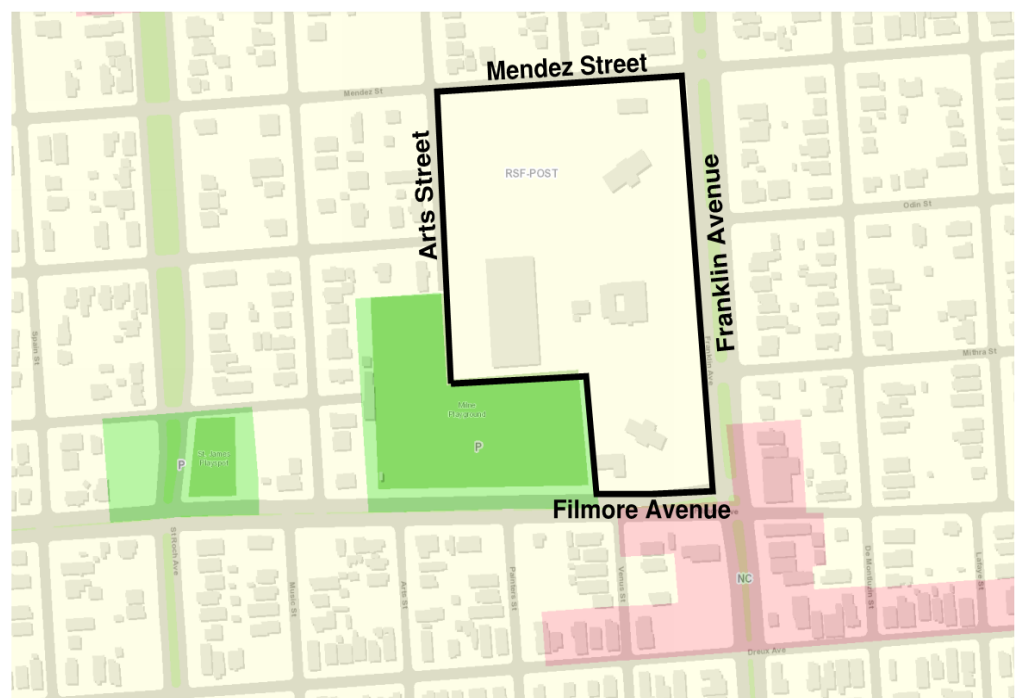
Applicant: Mayor's Office

Council District: D

Request: *Change of Future Land Use Map Designation from Single Family Post War to New FLUM Category: Mixed Use*

Location: Milne Campus

FLUM Map:



Current Zoning: S-RS Single-Family Residential District

Current Land Use: Playground and offices.

Purpose: The applicant stated the request accommodate plans for infrastructure and open space projects as part of the Gentilly Resilience District efforts.

Staff Analysis: *Site Description & Land Use:* The site is comprised of five lots of record located in the Gentilly neighborhood. The site is located adjacent to Milne Playground and is Milne Campus. Currently, there are five buildings on the site, one of which provides space for the New Orleans Recreation Development Commission (NORDC) offices while the others are either

vacant or are undergoing renovation to be used as part of the Milne Campus.

Surrounding Land Use Trends: The area around the subject site predominantly consists of single-, two-, and multi-family residences though there are numerous vacant parcels and structures scattered throughout Gentilly as a result of the levee failures in 2005. The existing and historic land use pattern in this portion of Gentilly is residential use on large suburban sized lots with neighborhood-scale business located at corner nodes. Most of Gentilly is experiencing a trend in residential redevelopment in new and renovated structures.

Surrounding FLUM Designations: The site is located in an S-RS Suburban Single-Family Residential District, which is located within a large RSF-POST Residential Single-Family Post-War land use designation. Milne Playground is adjacent to the subject site and is designated P Parkland and Open Space. A T-shaped NC Neighborhood Commercial district is located along Franklin Avenue where it intersects with Dreux Avenue.

Impacts: The site's existing Single-Family Post-War FLUM designation and corresponding S-RS Suburban Single-Family Residential zoning classification accounts for current recreational and governmental office use of the site. The proposal to include the site in a new FLUM Mixed-Use designation, which proposes to combine the Mixed-Use Low Density and Mixed-Use Medium Density designations into one Mixed-Use FLUM designation opens the possibility of development that may be too intense and does not reflect the historical use of the site and surrounding residential development. However, changing the designation to a Mixed Use Low Density FLUM designation would allow appropriate adaptive reuse of the existing buildings while allowing for some infill development. The site fronts on the major corridors of Franklin and Filmore Avenues, both of which can handle an increase in use.

Recommendation: **Modified Approval** of the FLUM designation change to **Mixed Use Low Density** designation.

Reason for Recommendation:

1. Changing the designation to a Mixed Use Low Density FLUM designation would allow appropriate adaptive reuse of the existing buildings while allowing for some infill development.

Request number: PD-06-5

Applicant: Mayor's Office

Council District: D

Request: *Change of Future Land Use Map Designation from Single Family Post War to New FLUM Category: Mixed Use*

Location: 1700 Pratt Drive (Former Gregory OPSB site)

FLUM Map:



Current Zoning: S-RS Single-Family Residential District

Current Land Use: Vacant former school site.

Purpose: The stated purpose of the proposal is to allow mixed use development at the site. The proposal to create a new “Mixed Use” category is the subject of another text amendment reviewed in this report.

Staff Analysis: *Site Description & Land Use:* The subject site is an approximately 16.5 acre property (approx. 722,341 sf) located adjacent to the London Avenue Canal with frontage on Pratt Drive. The site is located in Gentilly in the Dillard Neighborhood. The site is currently vacant, but was historically occupied by Gregory Junior High School.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is a large wooded area directly south of the site. The existing and historic land use pattern in this portion of Gentilly includes residential and institutional with some small mixed-used areas interspersed throughout the neighborhood.

Surrounding FLUM Designations: Other than the large Institutional future land use designation located to the south and east of the site, the future land use designations in the area include RSF-POST Residential Single-Family Post-War, RLD-POST Residential Low-Density Post-War, RMD-PRE Residential Medium Density Pre-War, and NC Neighborhood Commercial.

Impacts: The site is comprised of an approximately 16.5 acre irregularly shaped lot. The request could result in a mixed-use development that could provide increased housing densities, small scale retail, and provide for a walkable environment in an area with some mixed use, including Dillard University.

Recommendation: Modified Approval of the Change of the FLUM Designation to Mixed Use Low Density.

Reason for Recommendation:

1. The surrounding area is characterized by small scale residential and some commercial and institutional uses in a mixed-use pattern.
2. The Mixed-Use Low Density designation allows appropriately scaled zoning classifications to fit the development character of the area.
3. The Mixed-Use Low Density designation provides for possible redevelopment as a more dense, mixed-use development providing commercial uses as well as multi-family housing or other development types.

Request number: PD-06-6

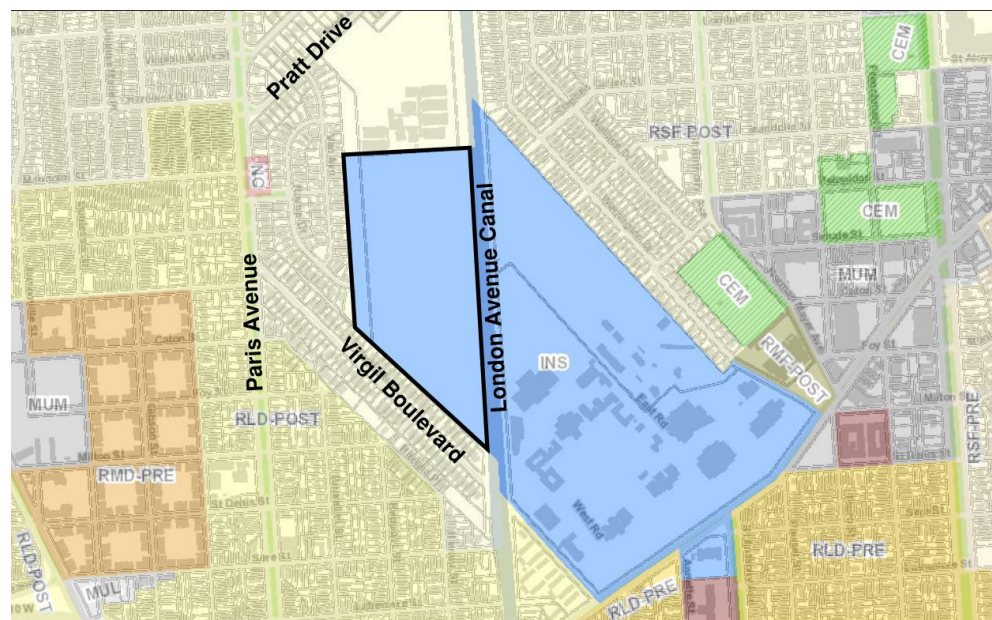
Applicant: Mayor's Office

Council District: D

Request: *Change of Future Land Use Map Designation from Institutional to Parkland and Open Space*

Location: Dillard Wetlands

FLUM Map:



Current Zoning: EC Educational Campus District

Current Land Use: Undeveloped wooded land

Purpose: The applicant stated the request is to accommodate plans for infrastructure and open space projects as part of the Gentilly Resilience District efforts.

Staff Analysis: *Site Description & Land Use:* The subject site is an undeveloped approximately 27-acre forested area located on the western edge of the London Avenue Canal directly across from Dillard University. The site has never been developed.

Surrounding Land Use Trends: The area around the subject property includes mostly single- and two-family residences, but there is variety of different uses including Dillard University, a cemetery and mausoleum,

multi-family developments, and a community theater. The existing and historic land use pattern in this portion of Gentilly is single-, two-, and multi-family residential along with the institutional use on the Dillard University site.

Surrounding FLUM Designations: The site is located within an Institutional District along with the Dillard University campus. The FLUM designations immediately surrounding the subject area include RSF-POST Residential Single-Family Post-War and RLD-POST Residential Low Density Post-War. Other FLUM designations in the area include a CEM Cemetery designation applied to the Mount Olivet Cemetery and Mausoleum to the east of the subject site along with several NC Neighborhood Commercial sites located within the residential areas.

Impacts: The request would result in the site being designated as P Parkland and Open Space, which has historically been the site's land use. The resiliency strategy calls for the site to be built with a wetland enclosed by a berm to ensure onsite stormwater management. The site is proposed to serve as a water and ecology educational center. None of the proposed uses would adversely impact neighboring properties, but should have positive effects by reducing stormwater runoff and offering educational opportunities.

Recommendation: **Approval** of the FLUM Designation change to **Parkland and Open Space**.

Reasons for Recommendation

1. The subject site has historically operated as open space and has never been developed.
2. The new FLUM designation will ensure the site will continue to be used as open space and serve the plans of the Gentilly Resilience District.

Request number: PD-06-7

Applicant: City Planning Commission

Council District: D

Request: *Change of Future Land Use Map Designation from Neighborhood Commercial to Mixed Use Low Density*

Location: All lots designated NC on Squares 15A and E bounded by Lombard St., Peoples Ave., Wisteria St., and Franklin Ave

FLUM Map:



Current Zoning: HU-B1 Historic Urban Neighborhood Business District

Current Land Use: Various neighborhood scale businesses are located in the area, including a day spa, a salon, and a cash advance store. Historic land use includes residential use and small neighborhood scale businesses.

Purpose: In older parts of the city, City Planning proposed changing Neighborhood Commercial Future Land Use Map designations to Mixed Use designations, generally at the low or medium level. In these areas, there has historically been less separation of land uses with residential and commercial uses developed along the same corridors. This change will allow additional multi-family residential opportunities at appropriate locations along or near major corridors and public transit. These additional residential opportunities should also help address affordable housing issues.

Staff Analysis: *Site Description & Land Use:* The site consists of four parcels. Two of the parcels are located on the north side of Gentilly Boulevard and include a salon and a day spa while the other two parcels are located south of Gentilly Boulevard and include a cash advance store and a small warehouse structure owned by Entergy. All but one of the parcels front on Gentilly Boulevard and all four parcels occupy corners, which are adjacent to residential uses.

Surrounding Land Use Trends: The site is located in an HU-B1 Historic Urban Neighborhood Business District, which is typically applied throughout the city's neighborhoods at nodes or intersections adjacent to residential districts. The area to the north and to the south of the subject area includes mostly single- and two-family residences, which have existed since the area was developed in the 1920 – 1940s. The Baptist Theological Seminary is located directly to the east of the Neighborhood Commercial area and is located between Gentilly Boulevard and Filmore Avenue. Many commercial establishments are located to the east of the site along Chef Menteur Highway including, Wal-Mart, Walgreens, and several fast-food establishments.

Surrounding FLUM Designations: The predominant land use category for the area is RSF-POST Residential Single-Family Post-War. There is also a large RLD-PRE Residential Low-Density Pre-War land use category located to the southwest of the site while a RLD-POST Residential Low-Density Post-War designation is applied to properties located southeast of the site. An INS Institutional designation is applied to the seminary site located directly across from the subject area on the eastern side. A GC General Commercial designation is applied to the area to the east of the site and along Chef Menteur Highway.

Impacts: As stated above in the "Purpose" section, the change will allow development opportunities for mixed use development at the low level, which can provide multi-family development. The site is in a mostly residential area of the city and the ability to add small mixed-use developments will maintain the area's character while providing more residential opportunities.

Recommendation: **Approval** of the FLUM Designation to **Mixed Use Low Density**.

Reasons for Recommendation

1. The sites on a major street are appropriate for mixed use development.
2. The Mixed Use Low Density designation will increase opportunities for multi-family residential development in an area well served by transit and commercial uses.

Request number:	PD-06-8
Applicant:	Mayor's Office
Council District:	D
Request:	<i>Change of Future Land Use Map Designations in Planning District 6 from Single Family Post War, Residential Low Density Post War, Residential Multi Family Post War to New Residential Mixed-Density Suburban FLUM Category</i>
Location:	All lots in PD-06 with a Residential Post War FLUM designation.
FLUM Map:	See map at the end of this section
Current Zoning:	S-RS Single-Family Residential, S-RD Two-Family Residential, S-RM1 Multi-Family Residential, and S-RM2 Multi-Family Residential
Current Land Use:	Single-family residences are the predominant allowable building type in this suburban development area though there are areas where two-family and multi-family residences are permitted. There is also occurrence of non-conforming two-family and multi-family structures interspersed throughout the district. While new housing development and renovation of existing vacant structures is trending in this area, there are many vacant lots in the district. Businesses are typically neighborhood serving and developed at the neighborhood scale of one- to two-stories in height located at intersecting commercial nodes, small commercial strips, and occasionally within a neighborhood.
Purpose:	The request to designate all lots currently located within the Residential Post-War designations to a proposed Residential Mixed-Density Suburban FLUM designation is intended to encourage a greater variety of housing types and sizes.
Staff Analysis:	<i>Site Description & Land Use:</i> This request involves all lots in Planning District 6 currently located within the RSF-POST Residential Single-Family Post-War Residential, RLD-POST Residential Post-War Low Density, and RMF-POST Residential Post-War Multi-Family FLUM designations. District 6 comprises the Gentilly area which covers a large portion of the City bounded by Lake Pontchartrain, France Road, Benefit Street, and Bayou St. John. Gentilly is made up of 22 individual neighborhoods primarily developed with single-family residential structures along with some two- and multi-family development where permitted by zoning or as non-conforming structures.

Surrounding Land Use Trends: As stated, most of District 6 is developed primarily as a single-family suburban area with some two- and multi-family interspersed throughout the district. There are also several institutional uses located in this area, including three universities, and several primary and secondary schools. Religious institutions tend to be situated within neighborhoods though some of the larger sites are located along the district's major corridors. Businesses are also interspersed throughout the district located typically in areas where streets intersect creating neighborhood-scale nodes of commercial use.

Surrounding FLUM Designations: The proposed change applies to all three of the Residential Post-War FLUM designations in Planning District 6. These FLUM designations are applied to the majority of the properties in the District. In addition to these designations, there are four INS Institutional FLUM designations, which are applied to the District's universities. There are several P Parkland and Open Space areas applied to small neighborhood parks, Lakefront Park, and Pontchartrain Park and there are also multiple NC Neighborhood Commercial spaces typically located at intersecting corridors within the District. Finally, there is a BC Business Center District, an IND Industrial District, and a GC General Commercial District located along or near Lake Pontchartrain.

Impacts: The stated purpose of this proposal is encourage growth in Planning District 6 in the Residential Post-War areas to allow housing types that include single, two-family, and small multi-family structures. This proposal does not outline the conditions under which different types of housing would be allowed and therefore gives the impression that any type of housing development could happen in any location. This would not be consistent with the place-based strategy on which the Master Plan is based and without a purposeful approach could lead to adverse changes in the neighborhoods of Planning District 6. City Planning recommends incorporating the intentions of the proposal in a more strategic manner, by allowing somewhat greater residential density on the major corridors with transit service and access to commercial services. This can be achieved by allowing more housing types in the Residential Low Density Post War FLUM category and then applying that category to the major corridors. (See Text 14-17 and PD 6-09).

Recommendation: **Denial** of the FLUM designation change to **Residential Mixed-Density Suburban**.

Reasons for Recommendation

1. To address the intentions of the proposal, City Planning staff has proposed a different approach involving a text change to the Residential Low Density Post War FLUM category and its strategic application along major corridors.
2. The proposal is not consistent with the placed-based strategy of the Master Plan.

Request number: PD-06-9

Applicant: Mayor's Office

Council District: D

Request: *Change all parcels with a current Residential FLUM designation fronting the following major corridors to proposed new Future Land Use Map Designation: Mixed Use*

- *Elysian Fields Avenue*, FLUM designation: RSF-POST Residential Single-Family Post-War
- *Franklin Avenue (from Filmore Ave. to Robert E. Lee Blvd.)*, FLUM Category: RSF-POST Residential Single-Family Post-War
- *St. Anthony Avenue (from Gentilly Blvd. to Leon C. Simon Dr.)*, FLUM designation: RSF-POST Residential Single-Family Post-War, RMF-POST Residential Multifamily Post-War
- *Paris Avenue (from I-610 to Robert E. Lee Blvd.)*, FLUM designation: RSF-POST Residential Single-Family Post-War, RMF-POST Residential Multifamily Post-War, MUL Mixed Use Low Density
- *St. Bernard Avenue (from I-610 to Mirabeau Ave.)*, FLUM designation: RSF-POST Residential Single-Family Post-War, RMF-POST Residential Multifamily Post-War, MUM Mixed Use Medium Density, RMD-PRE Residential Medium Density Pre-War
- *Mirabeau Avenue (from St. Bernard Ave. to St. Anthony Ave.)*, FLUM designation: RSF-POST Residential Single-Family Post-War, MUL Mixed Use Low Density
- *Filmore Avenue (from the London Ave. Canal to Franklin Ave.)*, RSF-POST Residential Single-Family Post-War, MUL Mixed Use Low Density
- *Robert E. Lee Boulevard (from St. Bernard Ave. to Franklin Ave.)*, RSF-POST Residential Single-Family Post-War, RMF-POST Residential Multifamily Post-War, MUL Mixed Use Low Density
- *Gentilly Boulevard*, FLUM designation: RSF-POST Residential Single-Family Post-War, RSF-PRE Residential Single-Family Pre-War, RLD-POST Residential Low Density Post-War, RMF-POST

Residential Multifamily Post-War, MUM Mixed Use Medium Density

Location:	All lots in PD-06 with a Residential Post War FLUM Designation with frontage on the corridors listed above.
FLUM Map:	See map at the end of this section
Current Zoning:	S-RS Single-Family Residential, S-RD Two-Family Residential, S-RM1 Multi-Family Residential, and S-RM2 Multi-Family Residential
Current Land Use:	<p>Commercial development in the Gentilly neighborhood is typically limited to nodes of strip commercial along its multiple corridors frontages as is the case for all of the corridors that are included in this amendment proposal. Residential uses are situated between the commercial development nodes and in some instances churches and schools are intermixed along the corridor frontages. The proposed corridors spanning Gentilly in a south to north direction include the following:</p> <ul style="list-style-type: none">• Franklin Avenue is developed with several small neighborhood-serving businesses near the intersections of Filmore Avenue and Robert E. Lee Boulevard, including a market, several restaurants, and a car wash.• Elysian Fields has three commercial nodes where it intersects with Gentilly Boulevard, Filmore Avenue, and Robert E. Lee Boulevard. These nodes typically include neighborhood serving commercial uses with the intersection at Gentilly Boulevard providing the largest and most intense development, which includes several banks with drive-thru service, strip commercial centers, a gas station, and a drug store with a drive-thru pharmacy. The areas between the commercial nodes include residential development, several churches, a cemetery, and Brother Martin High School.• St. Anthony Avenue maintains a mix of single-, two-, and multi-family development along its frontage while commercial uses are provided at the intersections of Mirabeau Avenue and Pelopidas Street.• Paris Avenue is developed predominantly with residential structures with the exception of the areas around the Mirabeau Avenue and Robert E. Lee intersections. The Paris Avenue and Mirabeau Avenue intersection area contains a suburban style strip mall, a restaurant, and the Third District Police Station. The Paris Avenue and Robert E. Lee intersection contains restaurants, a

bank, offices, and a large vacant parcel which is currently being redeveloped into a medical clinic and other commercial uses.

- St. Bernard Avenue is developed with single-family residences from Mirabeau Avenue to Senate Street. Between Senate Street and I-610 there is a nursing home, a small grocery store, two churches, the Columbia Parc multi-family housing complex, and a large vacant parcel owned by the Housing Authority.

The proposed amendment includes the following corridors in the west to east direction:

- Mirabeau Avenue from St. Bernard Avenue to St. Anthony Avenue contains a several acre site at the intersection of St. Bernard Avenue that is proposed to be part of the Gentilly Resiliency project and a commercial strip mall at the Paris Avenue intersection. The remainder of Mirabeau Avenue is developed with mostly single-family residences. There is a convent on the northern side of Mirabeau Avenue approximately one block west from Paris Avenue.
- The properties with frontage on Filmore Avenue between the London Avenue Canal and Franklin Avenue are predominantly residential in use. The Filmore and Elysian Fields Avenues intersection is developed with commercial uses, including a grocery store, a commercial strip, an insurance office, a restaurant, and a former gas station site. The intersection of Filmore and Franklin Avenues also contains neighborhood-scale commercial development and the Milne Boys Home site, which is a recreational area containing the City's recreational department (NORDC) offices.
- Robert E. Lee Boulevard between St. Bernard Avenue and Franklin Avenue contains residential uses and two churches along with commercial development at the intersecting nodes of Paris Avenue, Elysian Fields Avenue, and Franklin Avenue. The commercial uses include a gas station, a car wash, a drug store, a fast food drive-thru restaurant, and a couple of vacant commercially zoned sites.

Purpose: The request to designate all lots currently located within the Residential Post-War designations, with frontage on the corridors listed above, to a newly proposed Mixed-Use FLUM designation is intended to encourage and meet future economic development demands that the City expects to be catalyzed by the implementation of the Gentilly Resilience District.

Staff Analysis:

Site Description & Land Use: This request involves lots located along Planning District 6's major corridors, five of which traverse in a north to south direction and four that traverse in a west to east direction. Commercial uses are typically permitted in areas where the corridors intersect creating commercial nodes throughout the District. Most other properties that are not located within one of the District's commercial nodes are located in one of the Residential Post-War FLUM designations. District 6 comprises the Gentilly area which covers a large portion of the City bounded by Lake Pontchartrain, France Road, Benefit Street, and Bayou St. John. Gentilly is made up of 22 individual neighborhoods primarily developed with single-family residential structures along with some two- and multi-family development where permitted by zoning or as non-conforming structures.

Surrounding Land Use Trends: As stated, most of District 6 is developed primarily as a single-family suburban area with some two- and multi-family developed interspersed throughout the district. There are also several institutional uses located in this area, including three universities, and several primary and secondary schools. Religious institutions tend to be situated within neighborhoods though some of the larger sites are located along the district's major corridors. Businesses are also interspersed throughout the district. Typically businesses are located in areas where streets intersect; thus, creating neighborhood-scale nodes of commercial use.

Surrounding FLUM Designations: The proposed change applies to all three of the Residential Post-War FLUM designations in Planning District 6. These FLUM designations are applied to the majority of the properties in the District. In addition to these designations there are four INS Institutional FLUM designations, which are applied to the District's universities. There are several P Parkland and Open Space areas applied to small neighborhood parks, Lakefront Park, and Pontchartrain Park and there are also multiple NC Neighborhood Commercial spaces typically located at intersecting corridors within the District. Finally, there is a BC Business Center District, an IND Industrial District, and a GC General Commercial District located along or near Lake Pontchartrain.

Impacts:

The stated purpose of this proposal is to encourage growth in Planning District 6 in the designated Residential Post-War areas to allow a mix of housing and neighborhood-scaled businesses to promote pedestrian access and walkability. However, the proposed mixed use districts are too long for the character of Gentilly, which supports nodes of commercial development well. There is a risk of sporadic neighborhood commercial uses weakening the walkability and vitality of the commercial nodes. The Master Plan recommends allowing mixed use adjacent to commercial

nodes as stated in Chapter 14: “promote clustering of neighborhood retail and services and avoid long corridors of low density commercial use.”

In light of the anticipated positive impacts the City believes the Gentilly Resilience District will bring through investments and infrastructure improvements to Gentilly, the staff believes it is important to provide opportunities for viable future development along the District’s major corridors. The staff reviewed the corridors for current land uses and transit options to make its recommendations. The staff found that the north-south major corridors, including the area proposed along Franklin Avenue, Elysian Fields Avenue, and Paris Avenue provide the greatest opportunities for mixed use development. These corridors in select areas would benefit from some strategically-located mixed use developments adjacent to commercial nodes and built at the appropriate surrounding neighborhood scale. Additional housing options along transit routes will help in providing much needed affordable housing options while locating along transit routes and within walking distance to commercial uses.

Recommendation: **Modified Approval** of the FLUM designation change to **Mixed-Use Low Density** for properties with frontage on Elysian Fields Avenue between Robin and Mithra Streets on Square 4056, Square 16 (Lots 49-56), Square 4014, and Square 90 (all lots).

Modified Approval of the FLUM designation change to **Mixed-Use Low Density** for all properties with street frontage on Elysian Fields Avenue between Mandolin and Stephen Girard Streets on Square 3079.

Modified Approval of the FLUM designation change to **Mixed-Use Low Density** for all properties with street frontage on Franklin Avenue between Filmore Avenue and Mithra Street on Square 4064.

Modified Approval of the FLUM designation change to **Residential Low Density Post War** for all properties with street frontage on Elysian Fields Avenue currently designated Residential Post-War Single-Family located between Madrid Street and St. Aloysius Drive with the exception of any property already recommended for Mixed Use Low Density.

Modified Approval of the FLUM designation change to **Residential Low Density Post-War** for all properties with street frontage on Franklin Avenue that are currently designated Residential Post-War Single-Family located between Filmore Avenue and Robert E. Lee Boulevard.

Modified Approval of the FLUM designation change to **Residential Low Density Post-War** for all properties with street frontage on Paris Avenue that are currently designated Residential Post-War Single-Family located between Aviators Street and Caton Street.

Modified Approval of the FLUM designation change to **Residential Low Density Post-War** for all properties with street frontage on St. Anthony Avenue that are currently designated Residential Post-War Single-Family located between Robert E. Lee Blvd. and Pelopidas Street.

Modified Approval of the FLUM designation change to **Residential Low Density Post-War** for all properties with street frontage on Robert E. Lee Boulevard that are currently designated Residential Post-War Single-Family located between the London Canal and Franklin Avenue.

Modified Approval of the FLUM designation change to **Residential Low Density Post-War** for all properties with street frontage on Filmore Avenue that are currently designated Residential Post-War Single-Family located between the London Canal and Franklin Avenue.

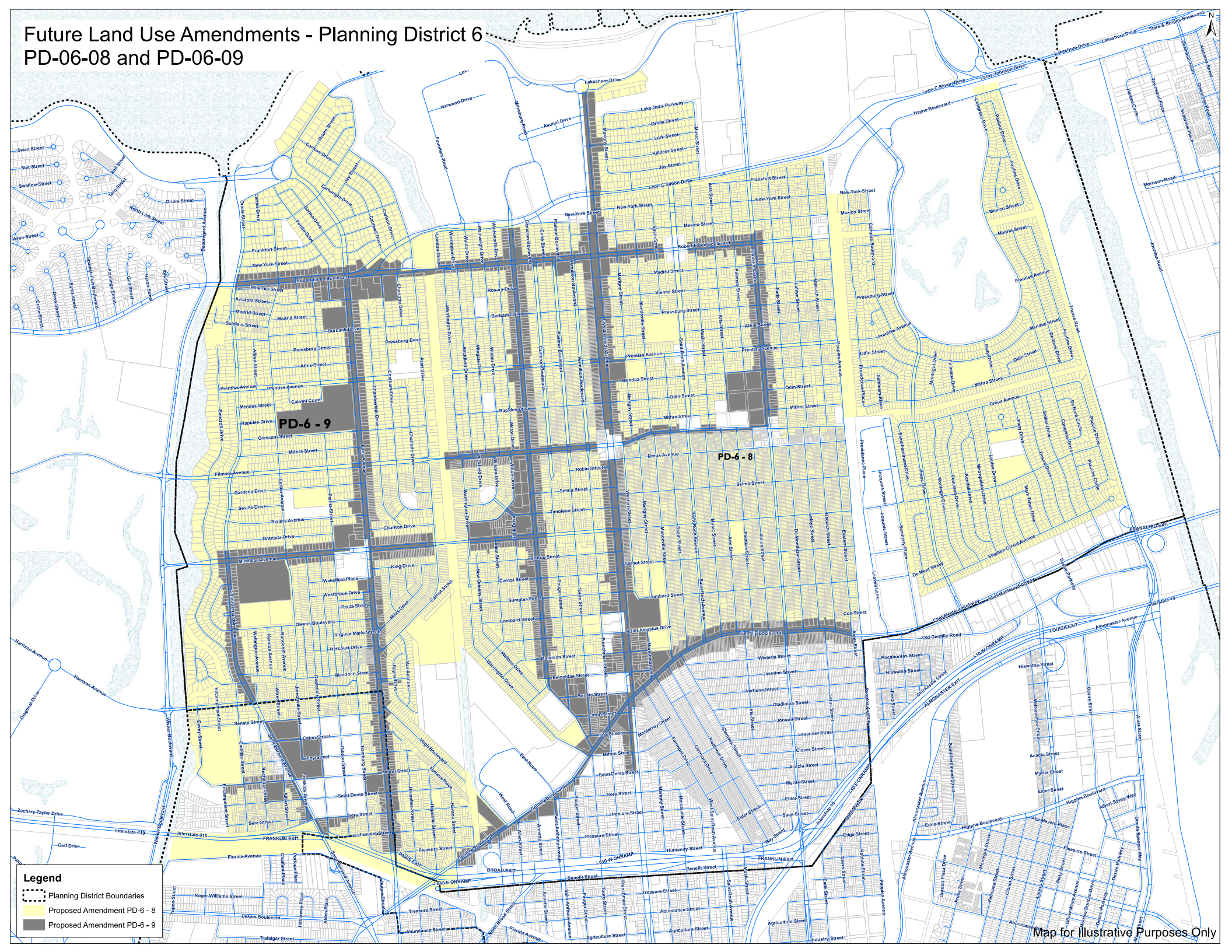
Modified Approval of the FLUM designation change to **Residential Low Density Post-War** for all properties with street frontage on Mirabeau Avenue Avenue that are currently designated Residential Post-War Single-Family located between St. Bernard Avenue and Paris Avenue, with the exception of the area described in PD 6-03 which is recommended for Parkland and Open Space.

See map of the staff recommendations at the end of this section.

Reasons for Recommendation

1. The proposed mixed use districts are too long for the character of the Gentilly neighborhood.
2. Chapter 14 of the Master Plan promotes the clustering of neighborhood commercial uses while avoiding long corridors of low-density commercial development.
3. The recommendations allow for some areas of low density mixed-use while also allowing additional opportunities for compatible residential housing development.

Future Land Use Amendments - Planning District 6 PD-06-08 and PD-06-09



Future Land Use Amendments - Planning District 6

CPC's Recommendations for PD6-08 and PD6-09

Legend

Planning District Boundaries

CPC's Recommendations PD06-08 and 09

MUL

RLD-Post

Map for Illustrative Purposes Only